

10/28/2024

Re: Home Renovation
4725 Yuma St. NW
Washington, DC 20016

Dear Susan and Philippe,

As previously mentioned, we are excited to finally start on the house renovation in November. We are replacing our existing sunroom with a new addition that is 42' away from our rear property line, well above the required 25' rear yard required by DC. In obtaining our Final Building Permit (which we received October 16th), we were told that there is relatively new language which would not allow an accessory structure to be within the rear yard, and as a result we have permitted the project with a note to remove our existing garage.

Our initial plans were to either keep the garage in its current dimensions or construct a carport structure to give us an off-street parking space. After further high-level discussions with our Architect and the local ANC Chairman, it appears that the demolition could be waived by a special exception from the Board of Zoning Appeals (BZA), provided we have support from our neighbors. In considering the loss of the existing garage we have decided we would like to pursue this special exception to have the current garage remain in place with some modest upgrades to the exterior siding after we finish the main portion of the project.

I have included a copy of the plans on the following page, which show the area in question (highlighted).

Please let me know if you have any objections to our pursuit of this special exception, we're happy to discuss this further if you need a bit more explanation. If you do not object, we would like to present your acceptance in writing (email) before the ANC to work on obtaining this exception in the near term, if you are ok with our keeping the garage.

We appreciate your consideration.

Regards,

Paul and Kirsten Wallace
202-288-0418

Sasha Petersen

From: Paul Wallace <wpaulwallace3@gmail.com>
Sent: Saturday, November 9, 2024 3:37 PM
To: will@wwkconstruction.com; David Bagnoli; Sasha Petersen
Cc: Kirsten Moore
Subject: Fwd: 4725 Yuma St renovation

2 of 2 approvals:

----- Forwarded message -----

From: **Edgardo Favaro** <emfavaro@gmail.com>
Date: Thu, Oct 31, 2024 at 5:57 PM
Subject: Re: 4725 Yuma St renovation
To: Paul Wallace <wpaulwallace3@gmail.com>

Paul and Kirsten:

It is fine with us if you keep the existing garage (in the same dimensions) or install a carport on the same pad (also no larger than the existing garage).

Edgardo and Maria.

On Thu, Oct 31, 2024 at 11:03 AM Paul Wallace <wpaulwallace3@gmail.com> wrote:
Maria and Edgardo - sorry again for the noise! Should be out of the back yard soon.

Here are Kirsten and my mobile #'s again for reference:

Paul: 202-288-0418

Kirsten: 804-363-0754

As mentioned yesterday, I'm attaching a letter describing our zoning issue to allow us to keep the existing garage (in same dimensions) or installing a car port on the same pad (also no larger than existing garage). Please let us know if you're ok with as we need to go before the ANC in a week or so. Thanks again!! We really appreciate it.

Paul and Kirsten

Sasha Petersen

From: Paul Wallace <wpaulwallace3@gmail.com>
Sent: Saturday, November 9, 2024 3:35 PM
To: David Bagnoli; Sasha Petersen; will@wwkconstruction.com
Cc: Kirsten Moore
Subject: Fwd: No objections to your garage plans. Re: Renovating 4725 Yuma St
Attachments: image.png; 4725 Yuma St Renovation.docx

David, Sasha and Will,
Here is 1 of 2 confirmations that the neighbors have no objections to rebuilding the garage/carport:

----- Forwarded message -----

From: Susan Jaquet <susan.jaquet@compass.com>
Date: Sat, Nov 9, 2024 at 2:04 PM
Subject: No objections to your garage plans. Re: Renovating 4725 Yuma St
To: Paul Wallace <wpaulwallace3@gmail.com>
CC: Philippe Marciniak <philippe.marciniak@compass.com>

Dear Paul,

Philippe Marciniak and I, owners of 4721 Yuma Street, NW, on the east side of your property, have no objections to your proposed plan to have a garage where your existing one is located.

Sincerely,
Susan Jaquet

Susan Jaquet
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